



**15 Hall Drive**

ST7 2UD

**£260,000**



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2



c



STEPHENSON BROWNE



A detached two bedroom true bungalow occupying a corner plot in a prime position within Alsager, offered for sale with no onward chain and benefiting from a detached garage and a conservatory!

A fantastic opportunity to purchase a two bedroom detached bungalow which requires some modernisation, but offers excellent potential throughout!

An entrance porch and hallway leads to a well-proportioned kitchen, with the lounge leading to the conservatory at the rear. The principal bedroom features fitted wardrobes, whilst bedroom two includes a vanity sink and storage cupboard, with a shower room completing the accommodation internally.

Off-road parking is provided via a brick-built single garage and a driveway to the rear of the property, with a graveled frontage which includes a rockery and border shrubs extending to the side. The low-maintenance rear garden includes graveled and patio areas with border shrubs, with a side access door into the garage.

Situated on Hall Drive, the property is perfectly placed for the wealth of amenities within Alsager including several pubs, bars, restaurants and shops, as well as several schools including Alsager School and St Gabriel's RC Primary School. Several leisure facilities are also nearby, including Alsager Leisure Centre and Alsager Sports Hub.

Offered for sale with no onward chain, this bungalow is packed full of potential! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Porch

UPVC double glazed front door, tiled flooring, ceiling light point, timber framed door leading into the hall.

#### Hall

Fitted carpet, ceiling light point, radiator, storage cupboard, loft access.

#### Kitchen

10'11" x 9'11" (3.330 x 3.030)

Maximum measurements - UPVC double glazed window, vinyl tile effect flooring ceiling strip light, stainless steel sink with drainer, wall and base units providing storage, space and plumbing for appliances.

#### Lounge

15'10" x 10'6" (4.839 x 3.211)

Fitted carpet, timber framed double glazed window, patio doors leading to the Conservatory, two ceiling light points, radiator, fireplace.

#### Conservatory

11'6" x 6'4" (3.506 x 1.933)

UPVC double glazed windows and rear door leading to the garden, tiled flooring, radiator, two wall light points.

#### Bedroom One

11'0" x 10'6" (3.359 x 3.218)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

#### Bedroom Two

8'8" x 7'8" (2.660 x 2.352)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted vanity unit with sink, tiled splashback, storage cupboard.







### **Shower Room**

5'9" x 5'9" (1.777 x 1.772)

Vinyl flooring, UPVC double glazed window, tiled walls, ceiling light point, radiator, W/C, wash basin with vanity unit, shower cubicle.

### **Outside**

Occupying a generous corner plot, the property features a gravelled frontage with a rockery and shrubs, with off-road parking provided to the rear via a tarmacadam driveway. The fully enclosed and low-maintenance rear garden features patio and gravelled areas with border shrubs, and access to the garage.

### **Garage**

A brick-built single garage with a timber framed side access door.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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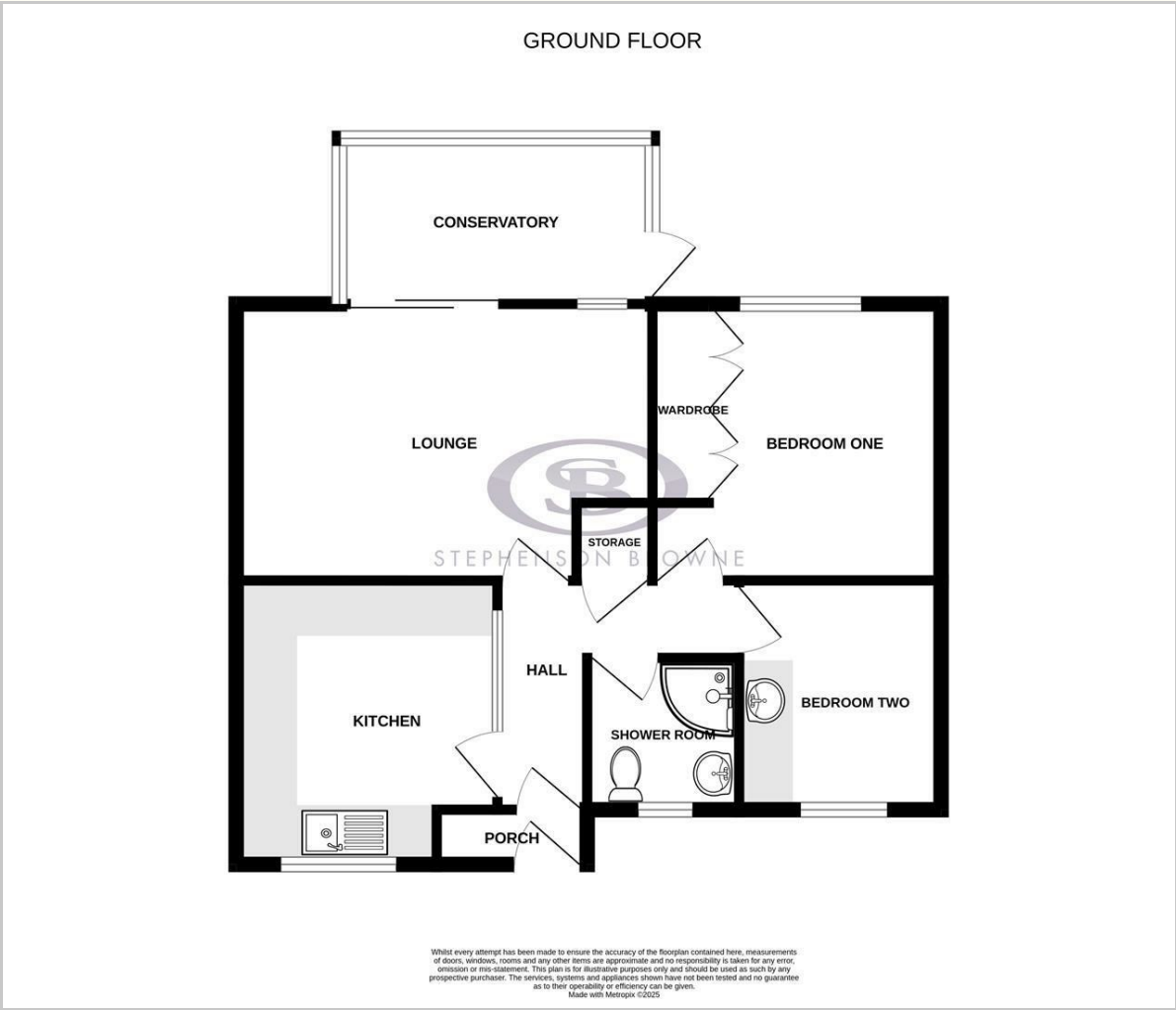
### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floor Plan



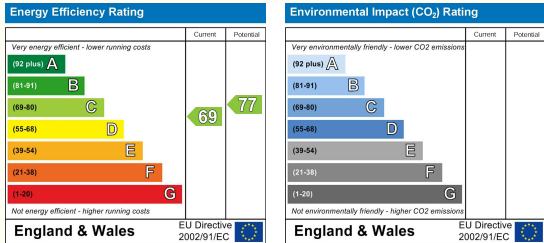
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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